



Yovani Baez-Rose
Assistant City Manager/Director

Lloyd DeJesus
Director

David Fuller
Building Commissioner

MEMORANDUM

TO: Chairman Linnehan and members of the Planning Board
Chairman Pech and members of the Zoning Board of Appeals

FROM: Dylan Ricker, Associate Planner
Dept. of Planning and Development, Div. of Development Services

CC: Francesca Cigliano, Senior Planner
Peter Cutrumbes, Assistant Planner
Peter Marlowe, Applicant's Representative

DATE: November 16, 2023

RE: 15 W Fourth Street – Site Plan Review, Special Permit, and Variance

PROJECT SUMMARY

Peter Marlowe has applied to the Planning Board and Zoning Board of Appeals seeking Site Plan Review, Special Permit, and Variance approval to construct a ten (10) unit residential building at 15 W Fourth Street. The subject property is located in the Neighborhood Business (NB) zoning district. The proposal requires Site Plan Review approval from the Lowell Planning Board for a development with greater than three (3) residential units, and Special Permit approval from the Lowell Planning Board per Article 12.1 and Section 11.3 for a development with seven (7) to ten (10) residential units. The proposal requires Variance approval from the Zoning Board of Appeals per Section 5.1 for relief from the lot area per dwelling unit, and usable open space per dwelling unit requirements, and any other relief required under the Lowell Zoning Ordinance.

EXHIBITS

1. Site Plan – 15 W Fourth Street & 16 W Fifth Street, dated September 21, 2023, prepared by M. Flaherty Associates, Inc.;
2. Elevations – 15 W Fourth Street (Building 2), dated September 25, 2023, prepared by Marlowe Building & Design; and
3. Parking Allocation – 15 W Fourth Street and 16 W Fifth Street, dated undated.

COMMENTS

1. The proposed project requires the following approvals:

- a. Site Plan Review from the Lowell Planning Board per Section 11.4 for a development with greater than three (3) dwelling units;
 - b. Special Permit from the Lowell Planning Board per Section 11.3 and Article 12.1 for a development with seven (7) to ten (10) dwelling units; and
 - c. Variance approval from the Lowell Zoning Board of Appeals per Section 5.1 for relief from the minimum lot area per dwelling unit, and usable open space per dwelling unit requirements.
2. The subject property is located in the Neighborhood Business (NB) zoning district.
 3. The applicant proposes to construct a ten (10) unit residential building.
 4. The applicant proposes this project along with 2 additional housing developments at the site of the existing East End Club. This proposal is labeled as Building 2 of the development.
 5. Per Section 6.1, the minimum off-street parking requirement in the NB zone is (2) off-street parking spaces per dwelling unit requiring (20) off-street parking spaces for the development. The applicant provides (26) off-street spaces via structured parking below the building, and additional parking on-site. The applicant exceeds the parking requirement.
 6. Per Section 5.1, the minimum lot area per dwelling unit for residential uses in the NB zone is (2500) sf. The subject property is (15833) sf requiring (9167) sf of relief.
 7. Per Section 5.1, the usable open space per dwelling unit for residential uses in the NB zone is (250) sf per unit. The applicant requires (2500) sf of relief.
 8. The Board may wish to request the applicant submit a Transportation Demand Management Plan.
 9. The applicant should include interior bike storage in the building for residents.
 10. The applicant should consider including shade trees in their landscaping plan.
 11. DPD staff feel the relief requested is reasonable.
 12. The proposal addresses the need for more housing in the City.
 13. The project would provide an improvement to the lot.

TRANSPORTATION ENGINEER COMMENTS

14. The applicant should prepare a brief description of the TDM measures they are providing.
I do not need a traffic study.

ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

15. This is a great project, I appreciate the landscaping plan that includes vegetative screening of the parking lot from the roadway.

FIRE DEPARTMENT COMMENTS

16. In accordance with 527 CMR chapter 18 new construction must provide 18-foot-wide Fire Dept access roads to the buildings which is hampered in many places by vehicle parking on the proposed plans.

STORMWATER COMMENTS

17. The project will require a stormwater permit for the Operation and Maintenance of the new drainage infrastructure.